

**MINUTES OF HISTORICAL ADVISORY BOARD  
REGULAR MEETING OF THURSDAY, AUGUST 4, 2005  
COUNCIL CHAMBERS, CITY HALL  
2263 SANTA CLARA AVENUE – 7:00 PM**

Chair Anderson called the meeting to order at 7:01 pm. Secretary Eliason called the roll.

MEMBERS PRESENT: Chair Anderson, Vice-Chair Miller, Board Member Lynch.

MEMBERS ABSENT: Board Member Tilos.

STAFF PRESENT: Secretary Eliason, Andrew Thomas, Supervising Planner, Allen Tai, Planner III, Emily Pudell, Planner II, Jennifer Ott, DSD, Recording Secretary Debbie Gremminger.

MINUTES:

M/S (Lynch, Miller) to approve the minutes of the Special meeting of March 10, 2005. 3-0-1.

Ayes: 3; Noes: 0; Absent: 1; Motion carries.

M/S (Lynch/Miller) to continue the minutes of the Regular Meeting of June 2, 2005. 3-0-1.

Ayes: 3; Noes: 0; Absent: 1; Motion carries.

M/S (Lynch, Miller) to continue the minutes of the Regular Meeting of July 7, 2005 due to lack of quorum. 3-0-1.

Ayes: 3; Noes: 0; Absent: 1; Motion carries.

AGENDA CHANGES AND DISCUSSIONS:

None.

WRITTEN COMMUNICATIONS: (Discussion only)

None.

ACTION ITEMS: (Discussion/Action)

1. CA05-0008, 1305-1311 Park Street, Applicant: Italo Calpestri for Anita Ng. The applicants request a Certificate of Approval for demolition of previous additions, including an un-reinforced masonry addition, at the rear of an existing one and two story commercial building. The demolition is part of a proposal to replace the previous additions with a new two-story rear addition. The proposed demolition exceeds 30% of the value of the structure and requires a Certificate of Approval pursuant to AMC Subsection 13-21.7. The building is listed as a Contributing Structure in the Park Street C-C, Community Commercial Zoning District. (AT) *(continued from 7-7-05 mtg.)*

Allen Tai, Planner III, briefly reviewed staff report as presented. At the request of the Board at the last meeting staff conducted further research regarding the addition. Staff found no evidence that the addition located at the rear of 1311 Park St. was associated with any significant events in Alameda History. The appearance of the addition does not contribute to the character of the streetscape nor does it possess unique visual characteristics to be considered an important part of the Park Street Historic District.

Staff recommends approval of the Certificate of Approval to demolish two additions, including an un-reinforced brick addition at the rear of the property as stated in draft Resolution.

There are no speaker slips submitted for this item. Chair Anderson opened Board communications.

In response to Chair Anderson's question if there would be any changes to the Park St. façade, Mr. Tai answered no. In response to Chair Anderson's question if the tenants and storefronts will remain as is, Mr. Tai answered in the affirmative.

Board Member Lynch complimented staff for the additional information provided in the staff report. In response to Board Member Lynch's question if the parking spaces in the rear remain, Mr. Tai answered in the affirmative.

In response to Board Member Lynch's question of what is proposed at the rear of the property, Mr. Tai responded that a commercial space is proposed on the ground floor, with two residential units on the upper floor.

M/S (Lynch, Miller) to approve the Certificate of Approval to remove two rear additions, including a reinforced masonry addition and a single story addition at the rear of the property with conditions stated in draft Resolution. 3-0-1.

Ayes: 3; Noes: 0; Absent: 1; Motion carries.

2. CA05-0010, 1815 Sherman Street, Applicant: Jules Garabaldi. The applicant is requesting a Certificate of Approval to alter more than thirty percent (30%) of the historic structure, located at the above address, for the purposes of remodeling the existing single-family dwelling. The site is located at 1815 Sherman Street, within an R-2, Two Family Residence Zoning District. (EP) *(re-hearing from 7-7-05 mtg.)*

Ms. Pudell, Planner II, briefly reviewed the staff report as presented. On July 7, 2005 the HAB denied this application, in part, because they did not like the design of the new construction. Per the City Attorney Office, the Historical Advisory Board does not have purview over the design of new construction; however, the Board may provide their comments to staff to consider during the Design Review approval process.

Ms. Pudell informed the Board that the original plans have been revised to maintain the first fifteen feet of the building. Although this structure does have some local significance, it does not warrant its inclusion on the State Historic Research Inventory. Staff recommends approval of the Certificate of Approval for the partial demolition of a single family residence located at 1815 Sherman St. with conditions as stated in the draft Resolution.

Chair Anderson opened the Pubic Hearing.

Jeff Hamon, contractor, informed the Board that the design has been revised according to the comments made at the July hearing.

Christopher Buckley – AAPS, spoke in favor of the revised design. He stated that AAPS would like to submit comments during the design review process.

There were no speakers opposing this project. Chair Anderson opened the floor to Board discussion.

Board Member Lynch stated that it is important for this Board to see what is being proposed in order to make an informative decision whether the historical character of the building will be altered, and the new development will be harmonious with existing buildings and neighborhoods.

Board Member Miller stated that he understands that design issues are not the purview of this Board, but feels without the knowledge of what is being proposed, he would most likely deny any application for demolition.

Ms. Pudell stated that currently staff is working with the City Attorney's office on possible revisions of the Historical Preservation Ordinance, which will be on a future agenda.

The Board may provide any comments on the proposed design to staff for consideration in the Design Review approval process.

Minutes of August 4, 2005  
Regular Historical Advisory Board Meeting

Board Member Lynch responded by stating that she would prefer to submit her comments during a public hearing so it can be part of the public record.

Chair Anderson stated she visited the site and is concerned that the structure will be altered more than thirty percent.

Ms. Pudell stated that there would be very little change to the overall appearance of the existing dwelling. The demolition and addition will occur at the rear of building. The front façade will not be changed, and the visibility of the additions would be minimal.

M/S (Miller, Lynch) to approve the Certificate of Approval for the partial demolition of an existing single family dwelling at 1815 Sherman St with conditions as stated in draft Resolution. 3-0-1.

Ayes: 3; Noes: 0; Absent: 1; Motion carries.

3. CA05-0015, 862 Cedar Street, Applicant: Donald & Nancy Olney. The applicant is requesting a Certificate of Approval for the removal of a Coast Live Oak Tree (*Quercus Agrifolia*) deemed to be an imminent hazard by a Certified Arborist. The site is located at 862 Cedar St. within the R-4, Neighborhood Residential Zoning District.

Ms. Pudell briefly reviewed staff report as presented. Staff has confirmed that the tree has already been removed. A Certified Arborist report was submitted and determined that the subject tree was in close proximity to human activities and items of value and should be considered an imminent hazard. Staff recommends that although the tree has already been removed, the Board should still require the standard conditions of approval as stated in draft Resolution.

Chair Anderson read a letter submitted to the Board from Mr. Lou Baca, neighbor, in opposition of removing the tree.

There are no speaker slips submitted for this item. Chair Anderson opened the floor to Board discussion.

Board Member Lynch visited the site, and learned that the tree had fallen down prior to this hearing. She would like the Board to be advised of when and where the replacement trees have been planted. She would also like information on what happens to the money once it is donated in lieu of planting replacement trees. Staff noted the request.

M/S (Lynch, Miller) to approve the Certificate of Approval to remove one Oak Tree at 862 Cedar St. with the conditions as stated in the draft Resolution. 3-0-1.

Ayes: 3; Noes: 0; Absent: 1; Motion carries.

4. CA05-0016, 1501 Buena Vista Avenue, Applicant: Encinal Real Estate. Certificate of Approval for structural alterations to be made as part of the rehabilitation of the Del Monte Building. Review and comment on findings regarding the consistency of the proposed alterations with the *Secretary of Interior's Standards for Rehabilitation and Restoration*). The Del Monte Building is located at 1501 Buena Vista Avenue within the M-2 General Industrial District. (AT)

Andrew Thomas, Supervising Planner, briefly reviewed staff report as presented. The applicant and building owner, Mr. Peter Wang, is requesting a Certificate of Approval for repairs and alterations to the building to facilitate adaptive reuse of the structure. The building is currently being used as a warehouse and trucking facility. Mr. Wang is proposing to modify the building to accommodate a variety of retail, commercial and office uses, consistent with the existing zoning regulations for the site and consistent with the proposed Northern Waterfront General Plan Amendment for the area.

In June 2002, the HAB reviewed Mr. Wang's preliminary proposal for the renovation of the Del Monte building located at 1501 Buena Vista. At that time the HAB was very positive about the project and encouraged Mr. Wang to move forward. The current proposal differs from the 2002 proposal in that the work/live component has been eliminated from the project, a large exterior addition for a restaurant has been eliminated from the proposal, and a proposal to open up the roof for an interior "open air" passageway through the building has been eliminated.

Given the extremely large size of the building and the high commercial vacancy rates currently in the Bay Area, Mr. Wang is anticipating that the building will transition from warehouse/trucking to retail/commercial/office in stages over a period of several years. The pace at which the transition occurs will be determined by the demand for space within the building and Mr. Wang's ability to attract tenants.

To facilitate the rehabilitation, repair, and preservation of the City Monument and enable the applicant to make changes necessary to attract new tenants, the applicant is requesting a Certificate of Approval for alterations to the building to accommodate the desired new uses.

Staff believes that the proposed changes to the Del Monte building are consistent with the Secretary of Interior Standards for Rehabilitation of a historic property and that the proposed changes will facilitate the long term preservation and maintenance of this unique and important Alameda property.

Staff recommends that the Historical Advisory Board approve the Certificate of Approval with conditions as stated in draft Resolution.

Chair Anderson opened the floor to public comments.

Christopher Buckley, AAPS, spoke in favor of the project moving forward. He submitted his comments to the Board in writing at the hearing. Staff noted his comments.

Lil Arnerich, Elizabeth Krause, Birgitt Evans and Dick Rutter spoke in favor of project. The main concern was the removal of the canopies.

There were no public speakers opposing project.

Chair Anderson closed the public hearing and opened Board comments.

In response to the concerns of the public and the Board Members with removing the canopies, Peter Wang, owner, stated that the canopies were not part of original building. He feels that the removal of the canopies will not alter the historical character of the building.

In response to Board Member Lynch's question regarding timeline of this project, Mr. Wang stated he intends to start as soon as they receive approval from this Board. The entire project should be completed by 2008.

Board Member Lynch stated that she is in favor of this project moving forward. She feels that due to the historical significance of this building, this Board should be advised of the progress of this project periodically.

Chair Anderson stated that it is their duty as a Board to preserve the Historical integrity of all listed resources. She stated that the removal of the canopies, opening in every bay, and leveling the loading platform will change the historical character of this building. Not in favor of approving a "blanket" Certificate of Approval. She would like this project to come back before this Board for all exterior changes.

Board Member Miller feels that the three foot gap between the canopies will disappear when you look at the entire building. Feels for safety reasons the leveling of the loading dock makes sense. He would also like periodic updates on this project.

Mr. Thomas explained to the Board the "blanket" Certificate of Approval makes it easier for the applicant to get financing for this project. This building is a Historical Monument so any changes made would have to comply with the Secretary of Interior's standards. If Staff has any questions regarding any changes proposed in the future they will come before this Board for guidance.

M/S (Lynch, Miller) to approve the Certificate of Approval with the additional condition that staff returns for a periodic review so the Board may be advised of the progress of renovations and be able to provide their comments on such things as replacement window materials, storefront colors and materials, lighting, signage & landscaping. 2-1-1.

Ayes: 2; Noes: 1; Absent: 1. Application denied.

*(Following the meeting, Staff reviewed the HAB by-laws in the City Charter Sec . 28-6.-B which states: Three (3) members shall constitute a quorum and a decision of the Board shall be determined by a majority vote of those members present at the meeting.) Staff informed the Board that the Certificate of Approval CA05-0016, for 1501 Buena Vista is approved by a majority vote.*

5. Consideration of penalties for unauthorized demolition at 616 Pacific Avenue.

Emily Pudell briefly reviewed staff report as presented. Ms. Pudell stated that an application for Major Design Review was approved in 2004. The description of work that was provided on application stated that the scope of work would affect a significant portion of the existing structure; however demolition of the structure was not specifically called out in the project description. The applicant felt that he had obtained all necessary permits to “dismantle” the house. Staff feels that there was a miscommunication with the applicant. Although this building was listed on the Historical Building Study List with an (H) designation, which means that it may have Historical importance because of it’s age or location or similarity to other buildings done by important architects or builders, staff was unable to find any historical significance to warrant the inclusion of 616 Pacific Ave. on the list.

Staff has received several letters from the neighbors opposing the 5-year stay in development. Staff is recommending waiving the 5-year stay in development with conditions stated in draft Resolution.

Chair Anderson opened the Public Hearing.

Birgitt Evans, Kevin Frederick, Nancy Hird, spoke in opposition of waiving the 5-year stay in development.

Bill Smith spoke on penalties of unauthorized demolition occurring in the City of Alameda.

Paul Rezucha, spoke in favor of waiving the 5-year development stay.

There were no more speakers. Chair Anderson opened the floor to Board discussion.

Ms. Pudell informed the Board that staff is currently undergoing revisions to the Historical Ordinance, most importantly the Interim Review section and penalties section. They intend to bring this to the Historical Advisory Board for public hearing very soon.

In response to Chair Anderson’s question regarding the process of modifying a structure on the Historical Building Study List, Ms. Eliason responded that Staff would evaluate the application with the Building Official to determine if it meets the criteria for a Certificate of Approval for demolition. Currently the definition of a demolition is set at 30% of the value. If so, it would need to have HAB approval as well as Design Review.

Board Member Miller confirmed that there is a requirement that the property must be maintained during the 5-year stay which would be enforced by the Code Compliance division.

Ms. Pudell explained to the Board that there was a miscommunication between Staff and the applicant regarding the Design Review Approval regarding the scope of work indicated on the plans. The description on the Design Review Approval letter only includes Design Review. Any structural changes would appear on the building permit.

Erwin Roxas, owner, informed the Board that during construction they found extensive dry rot damage. He stated that he then came to the Planning Department and asked staff if they could dismantle the house. He feels that was when the miscommunication occurred. He believed he had approval. When they dismantled the house they saved the wood and intended to use the historic wood in the new structure. Mr. Roxas also stated that the house was dismantled for safety reasons.

Ms. Pudell stated that the plans do not identify which studs would be placed at which location. That information would not be required in the Design Review process.

Martin Martinez, applicant, brought the proposed plans do state they were going to sister the existing wood with new 2 x 4 studs.

Chair Anderson called a brief recess for the Board to look at the plans.

The meeting was called back to order at 10:00 pm.

M/S (Lynch, Miller) to extend the meeting until 10:30 pm. 3-0-1.

Chair Anderson confirmed that the plans do say the old wood would be used in the new construction.

Chair Anderson feels that the Board should have been notified in the beginning of this process. This is something that the Board seriously needs to look at with staff and reiterate the Boards' purpose. She spoke in favor of the five-year stay, would like the owner to submit a landscaping plan as stated in the notice sent to him from Code Enforcement. Although she concurs with the neighbors regarding the blight of a vacant lot for five years, she does not approve of waiving the 5 year stay in development.

Board Member Miller stated he has difficulty with the term "dismantled". He stated the demolished house does not resemble the new house at all. He was on the Board when they worked on 5 year stay, and feels if not enforced in this case, then it will send the wrong message to the public. Board Member Lynch concurred with Board Member Miller's statement.



In response to Board Member Lynch's question regarding why the landscaping plan has not been submitted, Ms. Pudell stated that once staff receives direction from this Board, they will know how to proceed.

M/S (Miller, Lynch) to waive the five year stay in development for the unauthorized demolition at 616 Pacific Ave. as stated in the draft Resolution. 0-3-1.

Ayes: 0; Noes: 3; Absent: 1. Application is denied.

REPORTS:

6. Review and comment on the final design of the storefront as part of the rehabilitation of the historic Alameda Theatre including review of a color and materials board. The historic Alameda Theatre is located at 2315 to 2323 Central Avenue within the C-C-T (Community Commercial Theater Combining) District.

Jennifer Ott, Development Services Department, reviewed staff report as presented. She informed the Board that the plans for rehabilitation have been submitted for permits to the Planning & Building Department on August 3, 2004. There has been inspections done on the marquee and it is in very good shape. In response to the HAB June 2, 2005 conditions of approval, the City's architect for the rehabilitation of the Alameda Theatre, Architectural Resources Group (ARG), has provided a detailed submittal of the proposed storefront designs for the Historic Theatre for the Board to review. Sample materials and color boards were also provided to the Board for review.

Ms. Ott began the presentation by responding to a number of issues raised at the June 2, 2005 meeting. In response to the HAB's concern regarding why spandrel glass was used in lieu of Vitrolite, Ms. Ott stated that there is a very limited supply of this historic material available.

In response to the HAB's concern regarding the visibility of the new structural supports in the replaced storefronts of the Theatre, the design team has opted to add visual interest to void these areas by furring out the walls in from of the piers and introducing movie poster cases in these locations.

In response to the public's concern regarding the idea of "column jacketing" to help reduce the size of the columns, Ms. Ott stated the design team explored this idea with the project engineer and found that column jacketing is not applicable for this project. Staff would like the Board to review the sample boards and provide comments on the proposed storefront design for the rehabilitation of the Alameda Theatre. There is no action required at this time.

Chair Anderson opened the public hearing.

Chris Buckley spoke in favor of the material and colors shown tonight.

Birgitt Evans would like the interior structural support to be either painted or stuccoed.

Minutes of August 4, 2005  
Regular Historical Advisory Board Meeting

Dick Rutter, AAPS, brought a picture of a 1943 storefront in San Rafael. He pointed out the detail on the floor and the ceiling and the use of Vitrolite.

There were no more speaker slips. Chair Anderson opened the floor to Board discussion.

Chair Anderson would like to have more information on the restoration of the ceiling. Ms. Ott stated she was not sure of the extent of the restoration of the ceiling.

Board Member Lynch spoke in favor of the materials and colors shown tonight. She would like the storefront doors to be recessed.

Board Member Miller had no comment.

#### **WRITTEN COMMUNICATIONS:**

AAPS has submitted a written request to add Naval Air Station Resources to the Historical Building Study List. The letter lists several resources which merit consideration for their historical significance and associations before they are affected by the proposed redevelopment the Alameda Point or by any other project. The purpose for listing these resources is to give the HAB and the public an opportunity for future consideration of preservation before the buildings are proposed for demolition or alteration. In addition, they further request that the City begin proceedings to add these resources to the City Monument designation of NAS Historic District.

Birgitt Evans, AAPS, reviewed the letter that was provided to the Board in their packet which included a picture and brief description of each resource

M/S (Miller/Lynch) to agenize this item for a future meeting.

#### **ORAL COMMUNICATIONS:**

Board Member Lynch would like the Board to consider placing two train station sidewalk markers on the Historical Sign list. She would also like the Board to consider recommending the nomination of 2320 Lincoln Ave. be considered a Historic Monument.

Staff is aware of the request and has begun research. This will be on a future agenda.

#### **STAFF COMMUNICATION:**

None.

#### **ADJOURNMENT:**

Meeting was adjourned at 10:30 pm

Minutes of August 4, 2005  
Regular Historical Advisory Board Meeting

Respectfully Submitted by:

---

Cynthia Eliason,  
Secretary, Historical Advisory Board

G:\PLANNING\HAB\AGENMIN\Agemin.05\8-4-05 HAB minutes.doc

Minutes of August 4, 2005  
Regular Historical Advisory Board Meeting